030.0	0002	0009.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,006,100	/	1,006,100
USE VALUE:	1,006,100	/	1,006,100
ASSESSED:	1,006,100	/	1,006,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
76	-78	HARLOW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ELLIOTT MARIE/ TRUSTEE
Owner 2:	MARIE ELLIOTT LIVING TRUST
Owner 3:	
Street 1:	71 CLEVELAND ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ELLIOTT MARIE -
Owner 2:	-
Street 1:	71 CLEVELAND ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .15 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1919, having primarily Vinyl Exterior and 2552 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6539.000	508,500	4,700	492,900	1,006,100
Total Card	0.150	508,500	4,700	492,900	1,006,100
Total Parcel	0.150	508,500	4,700	492,900	1,006,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 394.24 /Parcel: 394.24

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 030.0-0002-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	508,500	4700	6,539.	492,900	1,006,100		Year end	12/23/2021
2021	104	FV	485,000	4700	6,539.	492,900	982,600		Year End Roll	12/10/2020
2020	104	FV	485,200	4700	6,539.	492,900	982,800	982,800	Year End Roll	12/18/2019
2019	104	FV	375,600	4700	6,539.	523,700	904,000	904,000	Year End Roll	1/3/2019
2018	104	FV	375,600	4700	6,539.	382,000	762,300	762,300	Year End Roll	12/20/2017
2017	104	FV	351,900	5100	6,539.	332,700	689,700	689,700	Year End Roll	1/3/2017
2016	104	FV	351,900	5100	6,539.	283,400	640,400	640,400	Year End	1/4/2016
2015	104	FV	313,100	5100	6,539.	277,300	595,500	595,500	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ELLIOTT MARIE,	76514-277	1	12/23/2020	Convenience	99	No	No		
RAISIS DIMITRIO	60206-579		10/10/2012	Family	512,000	No	No		
	20446-367		3/1/1990		100	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2017	MEAS&NOTICE	HS	Hanne S
5/15/2009	Measured	189	PATRIOT
4/18/2000	Inspected	264	PATRIOT
2/22/2000	Measured	263	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6539		Sq. Ft.	Site		0	80.	0.94	1									492,936						492,900	

USER DEFINED

Prior Id # 1:	20649
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

User Acct: 20649
GIS Ref:
GIS Ref:
Insp Date: 08/11/17
!2488!

PRINT

Date	Time
12/29/21	21:34:52

LAST REV

Date	Time
01/07/21	10:49:31

mmcmakin

PAT ACCT.: 2488

Patriot Properties Inc.

Total AC/HA:	0.15011	Total SF/SM:	6539	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	492,936	Spl Credit		Total:	492,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1919	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.06144190
Const Adj.:	0.98000199
Adj $ / SQ:	187.239
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	690834
Depreciation:	182380
Depreciated Total:	508454

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

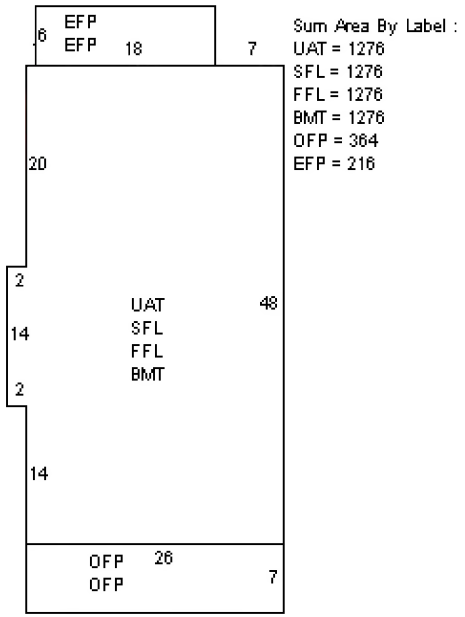
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	187.24
Special Features:	0	Val/Su Net:	107.57
Final Total:	508500	Val/Su SzAd	199.26

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,276	56.170	71,675
FFL	First Floor	1,276	187.240	238,917
SFL	Second Floor	1,276	187.240	238,917
OFP	Open Porch	364	20.610	7,503
UAT	Upper Attic	319	74.900	23,892
EFP	Enclos Porch	216	39.030	8,431

Net Sketched Area:	4,727	Total:	589,335

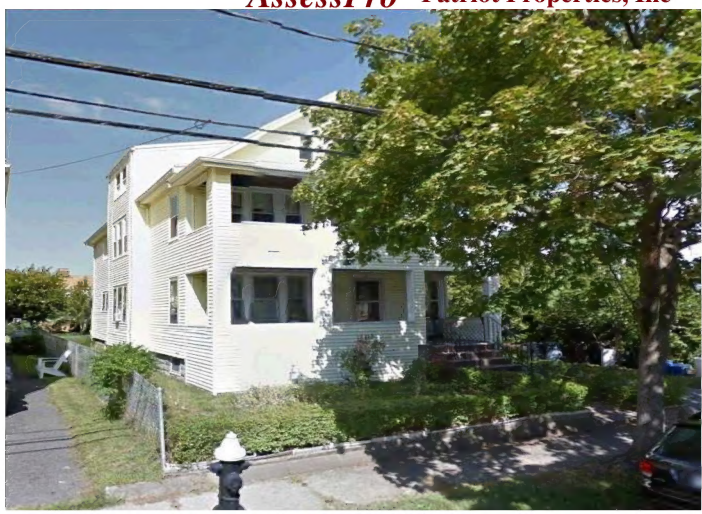
Size Ad	2552	Gross Area	5684	FinArea	2552

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 030.0-0002-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1919	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700